

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: FP/35/22/HH

LOCATION: 8 Southview Road
Felpham
PO22 7JA

PROPOSAL: Removal of existing detached garage and erection of single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey side extension, following the removal of an existing detached garage.

RELEVANT SITE HISTORY

FP/71/20/HH	Single storey rear extension and loft conversion to form new 1st floor with rear dormer projecting window and alteration to existing roof	ApproveConditionally 08-07-20
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REPRESENTATIONS

Felpham Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and criteria outlined in the Arun Design Guide is also considered.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is relevant. This policy is concerned with the design of development and states new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal is to the side of the property and will be visible from the public realm.

The extension will replace a detached garage and will connect to the south elevation of the property, with a projection of 3.1m from the rear. It is a modest size, with a total width of approximately 7.1m and depth of 4.9m and will have a gable roof following the style and pitch of the host roof, which will join at the eaves. This roof will be stepped down from the host, and as a result will not appear unduly intrusive or out of place with the existing. The property itself is situated on the corner of the road, with the proposal located to the southern boundary fronting the street to side. The extension will be clearly visible from the street scene. The locality is comprised mainly of detached single and two story dwellings, of varied style and design. Given its location, the proposal will have some impact on the composition and appearance of the area. However, being a modest scale, and set back from the principal elevation of the property, this impact is not adverse, and is acceptable. The design is in keeping with the character of the area and will have minimal harm on visual amenity.

The extension appears subservient to the design of the host and is well integrated. Its scale and massing is appropriate for its location and is an acceptable replacement for the existing garage. The materials used will match that of the existing, helping to ensure there is minimal intrusion on the visual appearance of the property.

Arun Design Guide states that side extensions should avoid creating a terracing effect by setting side extensions back from the front of the house, respond to existing building design in terms of roof pitch, and use complementary and integrated materials and elevational design. The proposal is in accord with these criteria and complies with Arun Design Guide.

Whilst being visible from the street scene, the impact on the character and appearance of the area is minimal, and acceptable. The development will have no adverse harm on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, Neighbourhood Plan, and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey and will have a gable roof at a height of approximately 4.28m, and 2.7m at the eaves. 5.5m will be retained from the west (rear) boundary, and 0.32m from the south. Fronting the

road, the proposal is not situated on a boundary shared with a neighbouring property and will not result in adverse overbearing or overshadowing. It will have little harm on residential amenity and is in accord with D DM4.

The extension will feature a garage door to the east (front) elevation, and a bi-fold door to the west (rear). These features do not overlook any neighbouring properties and pose no risk of impact to residential privacy or amenity.

The Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal complies with this statement and is in accord with the Design Guide.

The development will not unduly overlook, overbear, or overshadow any neighbouring properties, and will have little harm on residential amenity. This is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL Liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 - Proposed Floor Plan, Elevations, Roof Plan Sheet 1
 - Location and Site Plans Sheet 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).